

lot 24

Rent
£124,500
per annum
exclusive

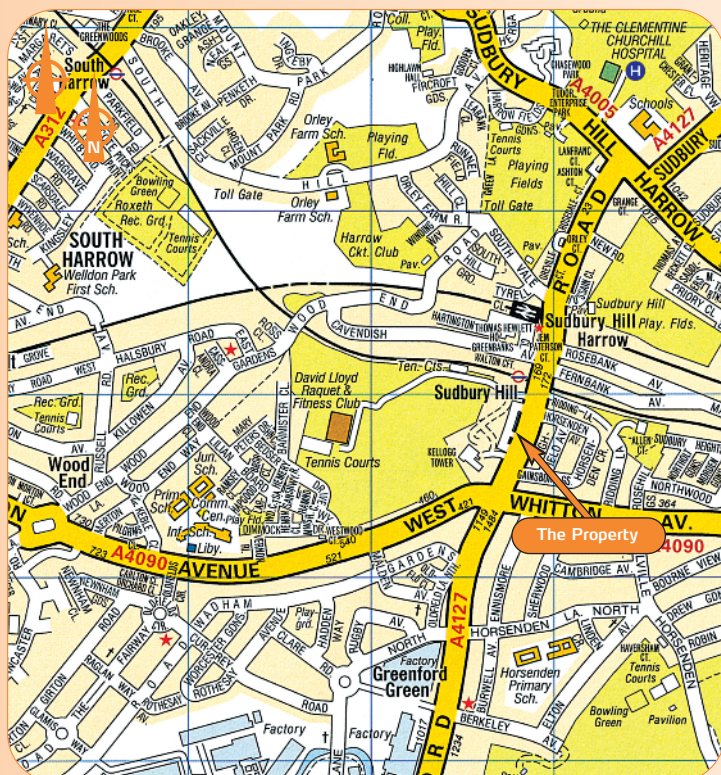
1219-1225 Greenford Road Sudbury Hill, Greenford, London UB6 0HZ

Freehold Bank and Residential Investment

- Retail let to Barclays Bank Plc
- Includes 5 self-contained flats on the upper floors
- September 2016 Bank Rent Review notice served at £72,500 p.a.x.

- Popular North West London suburb
- Nearby occupiers include Iceland Foods and David Lloyd Leisure
- Car parking for approximately 8 cars





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Location

Miles: 8 miles from London's West End
2 miles west of Wembley Stadium
8 miles south-east of Watford
Roads: A40, A404, A406, A409
Rail: Greenford Railway Station, Sudbury Hill Underground (Piccadilly Line)
Air: London Heathrow Airport, London City Airport, London Luton Airport

Situation

The property is situated on the west side of the busy Greenford Road (A4127) within a popular North West London residential suburb, some 160 metres south of Sudbury Hill Underground Station. Greenford benefits from excellent transport links being located on the A40, the main arterial route through North West London which connects to the M40 Motorway. Nearby occupiers include Iceland Foods and David Lloyd Leisure.

Description

The property comprises a ground floor banking hall and 2 x three bedroom and 3 x two bedroom self-contained flats on the first and second floors accessed from the rear of the property. The property benefits from a significant quadruple frontage and car parking for approximately 8 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Banking Hall/Office	284.90 sq m (3,067 sq ft)	BARCLAYS BANK PLC (1)	10 years from 29/09/2011	£52,500	29/09/2016 (2) (28/09/2021)
First and Second	2x three bedroom and 3 x two bedroom residential flats		INDIVIDUALS	Assured Shorthold Tenancies	£72,000 (3)	
Total Commercial Area		284.90 sq m (3,067 sq ft)			£124,500	

(1) For the year ending 31st December 2015, Barclays Bank Plc reported pre-tax profits of £2,841,000,000, and a total net worth of £43,108,000,000. (Source: www.riskdisk.com 01/06/2016)

(2) The seller has served a notice in respect of the September 2016 Rent Review proposing a new rent of £72,500 per annum exclusive.

(3) The rents shown for the residential flats have been annualised. A schedule of tenancies is available upon request.

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